

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 3003 Session of  
2002

INTRODUCED BY KENNEY, NOVEMBER 21, 2002

REFERRED TO COMMITTEE ON STATE GOVERNMENT, NOVEMBER 21, 2002

AN ACT

1 Authorizing and directing the Department of General Services,  
2 with the approval of the Governor, to grant and convey to the  
3 Department of Conservation and Natural Resources, certain  
4 lands situate in the City of Philadelphia, Philadelphia  
5 County; and authorizing and directing the Department of  
6 General Services, with the approval of the Governor, to grant  
7 and convey to the Philadelphia Authority for Industrial  
8 Development a tract of land situate in the City of  
9 Philadelphia, Philadelphia County.

10 The General Assembly of the Commonwealth of Pennsylvania  
11 hereby enacts as follows:

12 Section 1. Philadelphia County to Department of Conservation  
13 and Natural Resources.

14 (a) Conveyance authorized.--The Department of General  
15 Services, with the approval of the Governor, is hereby  
16 authorized and directed on behalf of the Commonwealth of  
17 Pennsylvania to grant and convey to the Department of  
18 Conservation and Natural Resources, certain lands situate in the  
19 City of Philadelphia, Philadelphia County as more fully  
20 described in subsection (b).

21 (b) Property description.--The property to be conveyed

1 pursuant to this section consists of approximately 22.29 acres,  
2 more particularly described as follows:

3 All THAT CERTAIN lot or piece of ground with the buildings  
4 and improvements erected thereon situate in the Fifty-eight Ward  
5 of the City of Philadelphia and described as follows (subject to  
6 an official survey and Plan):

7 BEGINNING at a point on the southwesterly side of Southampton  
8 road (sixty feet wide) the two following courses and distances  
9 from the northwesterly side of The Roosevelt boulevard (two  
10 hundred fifty-four feet wide): (1) north forty-two degrees  
11 fifty-four minutes forty seconds west along the southwesterly  
12 side of said Southampton road the distance of eight hundred  
13 seventy-three and three hundred thirty-five feet to an angle  
14 point; and (2) north forty-five degrees six minutes forty  
15 seconds west along the southwesterly side of said Southampton  
16 road the distance of two hundred six and one hundred sixty-eight  
17 one-thousandths feet to said beginning point; thence extending  
18 south forty-eight degrees forty-six minutes fifty seconds west  
19 the distance of nine hundred seventy-one and sixty-nine one-  
20 thousandths feet to a point; thence extending north forty-four  
21 degrees forty-six minutes fifty-four seconds west the distance  
22 of nine hundred fifty-seven and four hundred seventy-four one-  
23 thousandths feet to a point; thence extending north forty-three  
24 degrees nine minutes one second east the distance of nine  
25 hundred fifty-nine and seven hundred sixty-seven one-thousandths  
26 feet to a point on the southwesterly side of said Southampton  
27 road; thence extending south fifty-four degrees ten minutes  
28 eight seconds east along the southwesterly side of said  
29 Southampton road the distance of twenty-five and four hundred  
30 one-thousandths feet to an angle point; thence extending south

1 forty-five degrees six minutes forty seconds east along the  
2 southwesterly side of said Southampton road the distance of one  
3 thousand twenty-seven and four hundred one one-thousandths feet  
4 to a point, being the first mentioned point and place of  
5 beginning.

6 CONTAINING in area nine hundred seventy thousand nine hundred  
7 thirty-eight square feet or twenty-two and two thousand eight  
8 hundred seventy-four ten-thousandths acres.

9 (c) Conditions.--This conveyance shall be made under and  
10 subject to all lawful and enforceable easements, servitudes and  
11 rights of others, including, but not confined to, streets,  
12 roadways and rights of any telephone, telegraph, water,  
13 electric, gas or pipeline companies, as well as under and  
14 subject to any other easement of record. The Grantee shall be  
15 responsible for payment of all costs associated with the  
16 transfer, including, but not limited to, those involving the  
17 removal of the structures, hazardous waste and debris from the  
18 property to insure that the property will be free from all  
19 hazardous material.

20 (d) Removal of structures.--The grantee shall remove all  
21 structures, debris and hazardous waste from the property  
22 described in subsection (b).

23 (e) Deed.--The deed of conveyance shall be by Special  
24 Warranty Deed and shall be executed by the Secretary of General  
25 Services in the name of the Commonwealth of Pennsylvania.

26 (f) Costs and fees.--Costs and fees incidental to this  
27 conveyance shall be borne by the Grantee.

28 Section 2. Philadelphia County to the Philadelphia Authority  
29 for Industrial Development.

30 (a) Conveyance authorized.--The Department of General

1 Services, with the approval of the Governor, is hereby  
2 authorized and directed on behalf of the Commonwealth of  
3 Pennsylvania to grant and convey Philadelphia Authority for  
4 Industrial Development, or their assigns, certain land and  
5 improvements thereon known as Philadelphia State Hospital  
6 described in section 2 under terms and conditions to be  
7 established in an Agreement of Sale with the Department of  
8 General Services.

9 (b) Property description.--The property to be conveyed  
10 pursuant to section 1 consists of approximately 105.2 acres and  
11 improvements thereon situate in the Fifty-eighth Ward of the  
12 City of Philadelphia bounded and described as follows (subject  
13 to an official Survey and Plan):

14 TRACT ONE

15 Beginning at the point of intersection of the northwesterly  
16 side of The Roosevelt Boulevard (two hundred fifty-four feet  
17 wide) and the northeasterly side of Southampton Road (sixty feet  
18 wide); thence extending north forty-two degrees fifty-four  
19 minutes four seconds west along the northeasterly side of the  
20 said Southampton Road the distance of eight hundred seventy-five  
21 and five hundred forty-two one-thousandths feet to an angle  
22 point; thence continuing north forty-five degrees six minutes  
23 forty seconds west along the northeasterly side of said  
24 Southampton Road the distance of approximately seven hundred  
25 forty-three feet to a point; thence extending northeastwardly  
26 along a line the distance of approximately two thousand forty-  
27 two feet to an angle point; thence extending northwardly along a  
28 line the distance of approximately thirty-five feet to a point;  
29 thence extending eastwardly along a line the distance of  
30 approximately forty-four feet to a point; thence extending

1 northeastwardly along a line the distance of approximately two  
2 hundred twenty-one feet to an angle point along the  
3 southwesterly boundary of Fairmount Park; thence extending south  
4 eighty-eight degrees fifty-three minutes twenty-eight seconds  
5 east along a line the distance of two hundred feet to an angle  
6 point; thence extending north forty-six degrees six minutes  
7 thirty-two seconds east the distance of four hundred twelve and  
8 two hundred ninety-two one-thousands feet to a point; thence  
9 extending south forty-one degrees fifty-four minutes eleven  
10 seconds east the distance of eight hundred fifty-one and one  
11 hundred sixty-eight one-thousands feet to a point; thence  
12 extending south forty-eight degrees five minutes forty-nine  
13 seconds west the distance of two hundred ninety-two and six  
14 hundreds thirty-one one-thousandths feet to a point; thence  
15 extending south degrees three degrees five minutes forty-nine  
16 seconds west the distance of three hundred sixty-eight and nine  
17 hundred twenty-seven one-thousands feet to a point; thence  
18 extending south forty-one degrees fifty-four minutes eleven  
19 seconds east the distance of three hundred seventy-six and two  
20 hundred thirteen one-thousandths feet to a point; thence  
21 extending south eighty-six degrees fifty-four minutes eleven  
22 seconds east the distance of four hundred forty-two and five  
23 hundred thirty one-thousandths feet to a point on the  
24 northwesterly side of said The Roosevelt Boulevard; thence  
25 extending south forty-eight degrees five minutes forty-nine  
26 seconds west along the northwesterly side of said The Roosevelt  
27 Boulevard the distance of two thousand five hundred sixty-seven  
28 and one hundred fifteen one-thousands feet to a point on the  
29 northeasterly side of said Southampton Road, being the first  
30 mentioned point and place of beginning.

1       Containing 105.2 acres.

2                               TRACT TWO

3       All that certain lot or piece of ground with the buildings  
4 and improvements erected thereon situate in the Fifty-eighth  
5 Ward of the City of Philadelphia and described as follows  
6 (subject to an official Survey and Plan);

7       Beginning at the point of intersection of the southwesterly  
8 side of Carter Road (forty-six and fifty one-hundredths feet  
9 wide) and northeasterly side of Southampton Road (sixty feet  
10 wide); thence extending north forty-one degrees four minutes  
11 twenty-two seconds east along the southwesterly side of said  
12 Carter Road the distance of one thousand four hundred three and  
13 three hundred ten one-thousandths feet to an angle point; thence  
14 continuing along the southeasterly side of said Carter Road the  
15 distance of nine hundred twenty-eight and four hundred forty-two  
16 one-thousandths feet to a point; thence extending south forty-  
17 three degrees fifty-three minutes twenty-eight seconds east the  
18 distance of four hundred feet to an angle point; thence  
19 extending southwestwardly along a line the distance of  
20 approximately two hundred twenty-one feet to an angle point;  
21 thence extending westwardly along a line the distance of  
22 approximately forty-four feet to a point; thence extending  
23 southwardly along a line the distance of approximately thirty-  
24 five feet to an angle point; thence extending southwestwardly  
25 along a line the distance of approximately two thousand forty-  
26 two feet to a point on the northeasterly side of said  
27 Southampton Road; thence extending north forty-five degrees six  
28 minutes forty seconds west along the northeasterly side of said  
29 Southampton Road the distance of approximately five hundred two  
30 feet to a point on the southwesterly side of said Carter Road,

1 being the first mentioned point and place of beginning.

2 Containing in area one million one hundred fifteen thousand  
3 one hundred ninety-three square feet or twenty-five and six  
4 tenths acres.

5 (c) Conditions.--This conveyance shall be made under and  
6 subject to all lawful and enforceable easements, servitudes and  
7 rights of others, including, but not confined to, streets,  
8 roadways and rights of any telephone, telegraph, water,  
9 electric, gas or pipeline companies, as well as under and  
10 subject to any other easement of record.

11 (d) Restriction.--The deed of conveyance shall contain a  
12 restriction with respect to tract 2 that the land shall be  
13 preserved as open space land and no permanent structures shall  
14 be erected thereon.

15 (e) Deed.--The deed of conveyance shall be by Special  
16 Warranty Deed and shall be executed by the Secretary of General  
17 Services in the name of the Commonwealth of Pennsylvania.

18 (f) Costs and fees.--Costs and fees incidental to this  
19 conveyance shall be borne by the Grantee.

20 Section 3. Effective date.

21 This act shall take effect immediately.